153.0	0009	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,200 / 746,200
					USE VALUE:	746,200 / 746,200
					ASSESSED:	746,200 / 746,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPRIULO ROBERT M & HELEN L	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	87 GLENBURN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CAPRIULO ROBERT M & HELEN L -
Owner 2:	-
Street 1:	87 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Wood Shingle Exterior and 1614 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	290,200		456,000	746,200
Total Card	0.115	290,200		456,000	746,200
Total Parcel	0.115	290,200		456,000	746,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.33 | /Parcel: 462.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	102310
GIS Ref	
GIS Ref	
Insp Date	07/28/18

!12072!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0009-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,200	0	5,000.	456,000	746,200		Year end	12/23/2021
2021	101	FV	282,100	0	5,000.	456,000	738,100		Year End Roll	12/10/2020
2020	101	FV	282,200	0	5,000.	456,000	738,200	738,200	Year End Roll	12/18/2019
2019	101	FV	217,500	0	5,000.	427,500	645,000	645,000	Year End Roll	1/3/2019
2018	101	FV	218,000	0	5,000.	353,400	571,400	571,400	Year End Roll	12/20/2017
2017	101	FV	218,000	0	5,000.	324,900	542,900	542,900	Year End Roll	1/3/2017
2016	101	FV	218,000	0	5,000.	296,400	514,400	514,400	Year End	1/4/2016
2015	101	FV	209,500	0	5,000.	290,700	500,200	500,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:49:54

LAST REV

Date	Time
08/09/18	12:02:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPRIULO ROBERT	53879-527		11/23/2009	Family	1	No	No		
	12551-706		11/9/1973		37,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	HS	Hanne S
6/27/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	163	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
4/20/2000	Inspected	263	PATRIOT
4/6/2000	Measured	263	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.97709113
Adj $ / SQ:	184.670
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420536
Depreciation:	130366
Depreciated Total:	290170

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

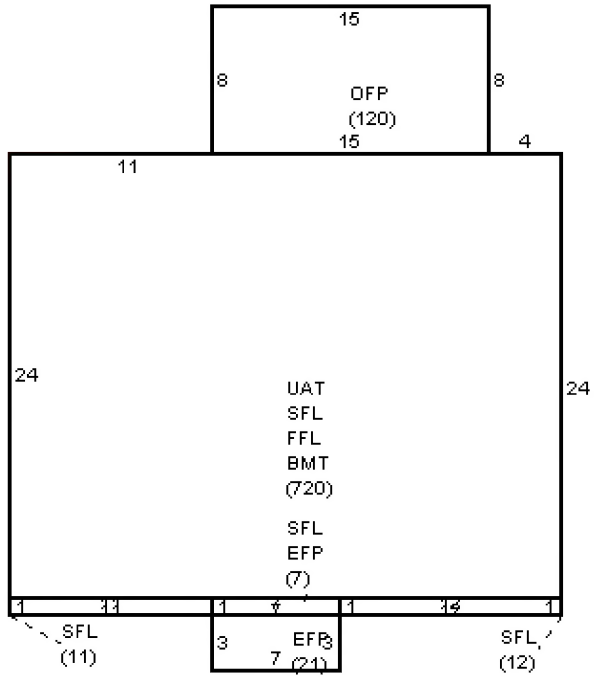
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.67
Special Features:	0	Val/Su Net:	115.25
Final Total:	290200	Val/Su SzAd	197.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	184.670	138,503
BMT	Basement	720	58.950	42,442
FFL	First Floor	720	184.670	132,963
UAT	Upper Attic	180	73.870	13,296
OFP	Open Porch	120	29.560	3,547
EFP	Enclos Porch	28	70.940	1,986
	Net Sketched Area:	2,518	Total:	332,737
Size Ad	1470	Gross Area	3058	FinArea 1614

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0009-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: